

CENTRAL BUSINESS (CB) DISTRICT

Purpose and Intent:

The CB, Central Business District is solely intended for application in the central core of the City. The district is established to encourage high intensity, compact urban development. The district is intended to accommodate a wide range of uses including office, retail, service, institutional, and high density residential developments in a pedestrian-oriented setting.

Additional Requirements: None

Permitted Uses:

AGRICULTURAL USES

Agricultural production (crops)
Animal Services (other) **D**
Forestry

RESIDENTIAL USES

Congregate Care Facilities **D**
Family Care Homes **D [AOD]**
Group Care Facilities **D [AOD]**
Multifamily Dwellings (including Condominiums) **[AOD]**
Shelters for the Homeless **D [AOD]**
Shelters, Temporary **D [AOD]**
Single Family Detached Dwellings **[AOD]**
Townhouse Dwelling **[AOD]**
Two Family Dwellings (Twin Homes or Duplexes) **[AOD]**

ACCESSORY USES AND STRUCTURES (See Section 9-4-13 for additional requirements for accessory structures)

Accessory Dwelling Units **D [AOD]**
Accessory Uses and Structures (customary)
Caretaker Dwellings **D [AOD]**
Communication Towers (not exceeding height limits of zoning district) **D**
Disabled Motor Vehicles **D**
Home Occupations **D**
Satellite Dishes/TV and Radio Antennae (Accessory) **D**
Swimming Pools **D**

RECREATIONAL USES

Athletic Fields
Billiard Parlors
Bingo Games
Bowling Centers
Clubs or Lodges
Coin Operated Amusements
Dance Schools
Fortune Tellers, Astrologers

Recreational Uses (Continued)

Martial Arts Instructional Schools
Physical Fitness Centers
Public Parks **D**
Public Recreation Facilities **D**
Skating Rinks
Sports Instructional Schools
Sports & Recreation Clubs, Indoor

EDUCATIONAL AND INSTITUTIONAL USES

Ambulance Services
Auditoriums, Coliseums, Theaters or Stadiums
(capacity<, 100 people) **[AOD]**
Auditoriums, Coliseums, Theaters or Stadiums
(capacity>, 100 people) **S [AOD]**
Cemeteries/Mausoleums **D**
Churches **[AOD]**
Colleges or Universities **[AOD]**
Day Care Homes, Adult (5 or less, Home Occ.) **D [AOD]**
Day Care Homes, Adult (12 or less, Home Occ.) **D [AOD]**
Day Care Homes, Child (5 or less, Home Occ.) **D [AOD]**
Day Care Homes, Child (12 or less, Home Occ.) **D [AOD]**
Fire Stations
Government Offices
Libraries **[AOD]**
Museums or Art Galleries **[AOD]**
Nursing and Convalescent Homes **[AOD]**
Police Stations, Neighborhood
Post Offices
Psychiatric Hospitals **[AOD]**
Retreat Centers **[AOD]**
School Administration Facilities
Specialty Hospitals **[AOD]**

BUSINESS, PROFESSIONAL, & PERSONAL SERVICES

Accounting, Auditing, or Bookkeeping
Administrative or Management Services
Advertising Agencies or Representatives
Automobile Repair Services, Minor *[WCA] D*
Automobile Parking (commercial)
Banks, Savings & Loans, or Credit Unions
Barber Shops
Beauty Shops
Building Maintenance Services
Car Washes *[WCA] D*
Clothing Alterations or Repairs
Computer Maintenance and Repairs
Computer Rental & Leasing
Computer Services
Economic, Socio., or Educational Research
Employment Agencies, personnel Agencies
Engineering, Architect, or Survey Services
Equipment Rental & Leasing(no outside stor.) *[WCA]*
Equipment Repairs, Light *D*
Finance or Loan Offices
Funeral Homes or Crematoriums
Furniture Rear Shops *[WCA] D*
Hotels or Motels *[AOD]*
Insurance Agencies (no on-site claims ins.)
Insurance Agencies (carriers/on-site claims)
Kennels or Pet Grooming Services *D*
Laundromats, Coin-Operated
Laundry or Dry Cleaning Plants *[WCA]*
Laundry or Dry Cleaning Substations
Law Offices
Medical, Dental or Related Offices
Medical or Dental Laboratories
Medical Equipment Rental and Leasing
Motion Picture Theaters, Indoor *[AOD]*
Motion picture Productions
Noncommercial Research Organizations
Office Uses Not Otherwise Classified
Photocopying and Duplicating Services
Photofinishing Laboratories
Photography, Commercial
Photography Studios
Real Estate Offices
Refrigerator or Large Appliance Repairs *D*
Rehabilitation or Counseling Services
Research, Development or Testing Services *S*
Shoe Rear or Shoeshine Shops
Stock, Security or Commodity Brokers
Tanning Salons
Taxidermists
Television, Radio, or Electronic Repairs
Theaters, Indoor *[AOD]*
Tourist Homes (Bed & Breakfast)
Travel Agencies

***Business, Professional & Personal Services
(Continued)***

Veterinary Services (Other) *D*
Vocational, Business or Secretarial Schools
Watch or Jewelry Rear Shops

RETAIL TRADE

A B C Stores (liquor)
Antique Stores and Used Merchandise Stores *D*
Appliance Stores
Arts & Crafts
Auto Supply Sales
Bakeries
Bars *D*
Bars (capacity > 100 persons) *S*
Book Stores
Building Supply Sales (no storage yard)
Camera Stores
Candy Stores
Caterers
Clothing, Shoe and Accessory Stores
Computer Sales
Convenience Stores (with gasoline pumps) *[WCA]*
Convenience Stores (without gasoline pumps)
Dairy products Stores
Department, Variety or Gen Merchandise Stores
Dinner Theaters
Drug Stores
Fabric or piece Goods Stores
Flea Markets (indoor) and Antique Malls (indoor) *D*
Floor Covering, Drapery or Upholstery
Florists
Food Stores
Furniture Sales
Gift or Card Shops
Hardware Stores
Hobby Shops
Home Furnishings, Miscellaneous
Jewelry Stores
Luggage or Leather Goods Stores
Miscellaneous Retail Sales
Musical Instrument Sales
Newsstands
Office Machine Sales
Optical Goods Sales
Paint and Wallpaper Sales
Pawnshop
Pet Stores
Record and Tae Stores
Restaurants (with drive-thru)
Restaurants (no drive-thru)
Restaurants (serving mixed alcoholic bev)
Service Stations, Gasoline *[WCA]*
Sporting Goods Stores
Stationery Stores

Television, Radio or Electronic Sales
Tire Sales **D**
Tobacco Stores
Video Tape Rental and Sales

WHOLESALE TRADE

Market Showrooms, (Furniture, Apparel, etc.) **D**

TRANSPORTATION, WAREHOUSING AND UTILITIES

Communication or Broadcasting Facilities
Communication Towers (not exceeding height limits
of zoning district) **D**
Courier Service Substations
Heliports **[WCA]** **S**
Railroad Terminals or Yards **[WCA]**
Taxi Terminals **[WCA]**
Utility Company Offices
Utility Lines and Related Appurtenances:
• Distribution poles, Transmission poles & Towers
• Other
Utility Service Facilities **D**
Warehouses (general storage/enclosed) and
Distribution Centers **D**

MANUFACTURING AND INDUSTRIAL USES

Printing and Publishing

OTHER USES

Automotive parking (subj. to Sec. 9-5-6)
High Mast Outdoor Lighting > 50' in ht. **D**
Mixed Developments **D**

Temporary Construction, Storage or Offices; Real
Estate Sales or Rental Offices (with concurrent
building permit for permanent building)

Temporary Events (refer to Section 9-3-3(f))
including but not limited to the following:

- Arts and Crafts Shows
- Carnivals and Fairs
- Christmas Tree Sales
- Concerts, Stage Shows
- Conventions, Trade Shows
- Outdoor Retail Sales
- Outdoor Religious Events

D	Must be developed according to the Development Standards in Section 9-5-1 and 9-5-2 of the Development Ordinance.
S	Special Use Permit Required <i>(NOTE: Uses requiring a Special Use Permit shall be required to meet Development Standards for that use listed in Sections 9-5-1 and 9-5-2 of the Development Ordinance)</i>
Z	Overlay Zoning Required.
WCA	Prohibited in Watershed Critical Area Overlay District. See Section 9-7-4 of the Development Ordinance.
R	Restricted Use in a Watershed Critical Area or General Watershed Area. See Section 9-7-4 or 9-7-5 of the Development Ordinance.
AOD	May be prohibited in Airport Overlay District. See Table 4-4-3 of the Development Ordinance.

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DIMENSIONAL REQUIREMENTS:

<i>Minimum Development Size (acre)</i>	None
<i>Minimum Development Width</i>	None
<i>Minimum Lot Size:</i>	None
<i>Minimum Lot Width:</i>	None
<i>Minimum Street Frontage:</i>	None
<i>Minimum Street Setback:</i>	
Local, Subcollector, & Collector - Front	10 feet from the existing back of curb or zero (0) feet from the property line, which ever is greater.
Local, Subcollector, & Collector - Side	10 feet from the existing back of curb or zero (0) feet from the property line, which ever is greater.
Minor Thoroughfare	10 feet from the existing back of curb or zero (0) feet from the property line, which ever is greater.
Major Thoroughfare	10 feet from the existing back of curb or zero (0) feet from the property line, which ever is greater.
<i>Minimum Interior & Rear Yard Setbacks:</i>	
Adjacent to Historic Overlay District	None
Adjacent to Non-Residential Zoning	0/5 feet , (Zero setback if no setback is provided. If setback is provided it must be a minimum of five (5) feet.)
Adjacent to Residential Zoning	10 feet
<i>Maximum Height:</i>	None
<i>Maximum Building Coverage (% of Lot):</i>	None

Notes:

- (a) Setbacks along private streets shall be the same as indicated from the property line along local streets for the appropriate district. Setbacks may be reduced in accordance with Section 9-4-12(b), *Prevailing Street Setback*. The setback from an alley shall be the appropriate minimum interior setback for the zoning district.

This City of High Point zoning district fact sheet has been compiled by Department of Planning and Development staff as an informational aid for persons desiring a summary of zoning requirements relevant to a particular district. Although careful attention has been paid during its compilation, the Department makes no warranty regarding the accuracy or completeness of the information presented herein. Users should consult the official Development Ordinance or contact the Department of Planning and Development prior to taking any action that relies upon the information in this fact sheet.